

# BRUNTON

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## RESIDENTIAL



**SHAFTOE CRESCENT, HEXHAM**

**Offers Over £585,000**

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Substantial Modern Semi-Detached Family Home Situated within The Heart of Hexham, Boasting Two Great Reception Rooms, Open Plan Kitchen/Diner with Sun Terrace, Four Double Bedrooms Including a Beautiful Principal Bedroom Suite with Private Balcony and En-Suite Shower Room.

This delightful modern home is placed over four storeys and is ideally located on the desirable Shaftoe Crescent, Hexham. Shaftoe Crescent, which is tucked just off from Westbourne Grove and Crescent Avenue, is perfectly situated only a stone's throw from The Sele and offers direct access to central Hexham with its wonderful array of shops, cafes and amenities and the local market.

The property is also positioned close to outstanding local schooling, of which there is a wide selection of schools including The Sele First School, which provides exceptional education from 3-9 years, and the well-regarded Hexham Middle School and Queen Elizabeth High School. In addition, Mowden Hall Preparatory School is also located a short drive away.

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2A Shaftoe Crescent is an exceptionally well-crafted family home that was built as part of a small bespoke development in 2012 by award winning housebuilder County Life Homes. The property has been sensitively and thoughtfully designed, using traditional stone and incorporating bay windows, natural slate roofs and lead clad dormers, referencing the existing Victorian streetscape.

The property, which was constructed to a very high standard, with a great attention to detail in mind, is constructed from a high insulation, energy saving timber frame, making the property much more efficient and economical.

This attractive family home provides bright, spacious and flexible accommodation, which is set over four floors, including a contemporary open plan kitchen/dining room, high quality fixtures and fittings, oak flooring, timber double glazed windows and French doors, an open fireplace and contemporary balconies with views out over the Cockshaw Burn Dene and towards Sele Park and the Northumberland hills beyond.

The internal accommodation comprises: Attractive vestibule which leads into an entrance hall, which includes a separate cloakroom cupboard and guest WC. The sitting room looks out over the front garden and enjoys a walk-in bay window, a lovely fireplace with gas fired stove.

To the rear of the ground floor is an open plan kitchen/dining room, which enjoys views out through large a door that leads out onto an inviting decked balcony overlooking the patio garden below and towards the Cockshaw Burn Dene. The light and modern kitchen has integral appliances with granite work-surfaces and central island and breakfast bar.

The stairs then lead down and give access to a superb games/family room and study space (which was previously the garage) with French doors leading out onto the rear courtyard and driveway. To the rear of this space is access to a utility room and large store space.

To the first floor there are two good sized double bedrooms, both with en-suite facilities, one with French doors leading out onto a secluded balcony with open aspect views over the dene. The stairs continue up to the purpose built second floor, which provides access to two further bedrooms, both having individual access to a Jack and Jill bathroom.

Externally, there is a well-presented front garden, with gravelled and paved areas and beds of mature shrubs. To the rear there is a well-presented courtyard patio garden, with a block paved parking area and double timber gates leading out to the shared rear driveway.

The property also enjoys access to a private gated seating area that is placed adjacent to the dene.

Well-presented throughout, this exceptional, semi-detached family home simply demands an early inspection, and viewings are strongly advised.



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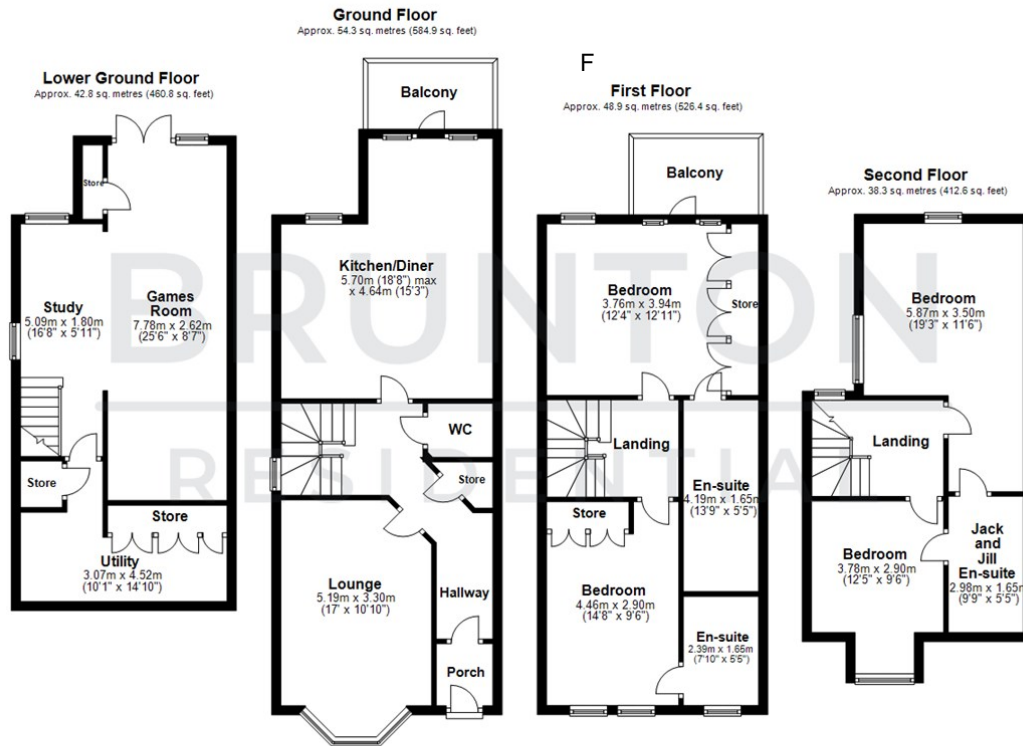
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :

SERVICES :



Total area: approx. 184.4 sq. metres (1984.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		